



# City of Annapolis

Department of Planning & Zoning

145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## Board of Appeals

December 2, 2014

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on December 2, 2014 in the City Council Chambers. **Chair** Zazzali called the meeting to order at 7:07pm.

**Members Present:** **Chair** Zazzali, Meyers, Gallagher, Garcia

**Staff Present:** G. Elson-Board Attorney, M. Leahy-City Attorney, C. Gudenius

### C. APPROVAL OF AGENDA

Mr. Gallagher moved to approve the agenda as revised to include the election of the Vice Chair position. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

#### Election of Vice Chair

Mr. Gallagher nominated Mr. Meyers to serve as **Vice Chair**. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 4-0.

### D. PUBLIC HEARING

#### 1. Hull and Aaland Variance, #VAR2014-007

Ms. Gudenius presented the City's case.

Mr. Arason presented the Applicant's case.

Public testimony opened at 7:28pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Laureen Toney	708 Tyler Avenue			

**Chair** Zazzali accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated November 25, 2014
2	Affidavit and Photographs
3	Photographs of the house and tree
4	Aerial Photograph of the House

#### 2. West Street LLC Special Exception, #SE2014-004 – (POSTPONED)

### E. NEW BUSINESS

#### 1. Variance Extension Request Lot 32R Spa Drive VAR2013-011

This is the applicant's first six-month extension request and the Board moved approval of the request as presented. The variance will expire on August 19, 2015.

#### 2. GFS Realty LLC Remand

Mr. Elson reported that the Board will not be conducting a remand hearing as the GFS Realty LLC case has been dismissed.

**F.**     **APPROVAL OF MINUTES**

The Board deferred the voting on the November 19, 2014 to its December 2, 2014 meeting.

**G.**     **DELIBERATIONS**

**Hull and Aaland Variance, #VAR2014-007**

Mr. Gallagher moved to approve the application with all conditions and the amendment to include a condition that mitigation should be onsite. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

**H.**     **ADJOURNMENT**

With there being no further business, Mr. Gallagher moved to adjourn the meeting at 8:10pm. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

Tami Hook, Recorder